

# Understanding Baltimore City Rental Inspections

Since August 1, 2018, Baltimore City has required ALL residential Rental Units to be registered, inspected, and licensed. This is to help ensure residential rental units meet basic safety and maintenance requirements. It is a 2 step process to receive a rental license from the Department of Housing and Community Development (DHCD).

The Property is required to:

1. **Be registered** with the DHCD using the online portal. A link to the DHCD portal can be found at the bottom of this page. AND
2. **Be Inspected** by a State Licensed, Baltimore City registered Home Inspector. (That's us! Schedule [here](#))
3. **BONUS INFO** Properties built before 1978 need to include a lead certificate with the application. Schedule your lead inspection [here](#).

During the inspection, the inspector will walk the property to ensure it is up to code and safe for the occupants and neighboring residents. Some of the systems inspected include electrical, plumbing, smoke and carbon monoxide detectors, interior and exterior sanitary conditions, utilities, and lead paint. We recommend reviewing the City Inspection Form to understand the requirements and make any necessary repairs before the inspection. A link to this form is at the bottom of this document.

If you find the Inspection form ambiguous we also included a link to the inspection Checklist Guidance Document. As the name implies, it guides the determination of how items are passed/failed on the checklist.

The city rental license is valid for two years initially. After that first license approaches expiration, a new inspection is required, and depending on violation history the city may grant a license with a one, two, or three-year validity period.



Owners and managers of multifamily properties are advised to review the Addendum to the Rental Licensing Checklist for Multifamily Properties. Differences include the required implementation of a sanitation plan.

If you have any questions we are happy to speak with you! Our contact information can be found [here](#). You can find more information and review the forms and full regulations using the links below:

More Information: [Baltimore City Department of Housing & Community Development: Rental Licensing Page](#)

Register Here: [Department of Housing & Community Development: Login Page](#)

[The Baltimore City Rental Inspection Form](#)

[The Inspection Checklist Guidance Document](#)

[The Addendum to Rental Licensing Checklist for Multifamily Properties](#)

[Full text of Council Bill 18-0185  
Baltimore City Code, Article 13, Subtitle 4-2](#)

Maryland Department of the Environment

---

[Lead Registration Instructions](#)

[Lead Registration Portal](#)

